

EPA believes that in addition to recycling Superfund sites, redeveloping Brownfields is the way of the future, mirroring national interest in sustainable growth and creative reuse solutions. A greater understanding of our Brownfields program will encourage more stakeholders to get involved in its widespread redevelopment opportunities. With this in mind, the following pages will take you step by step through this successful initiative and its diverse offerings.

### BROWNFIELDS: RECAPTURING THE POTENTIAL

Brownfields are abandoned, idled, or under-used industrial and commercial lands where redevelopment is hindered by real or perceived environmental contamination. These typically non-NPL caliber sites are a blight to urban, suburban and rural areas, often dragging down property values. Breaking this cycle means addressing both environmental *and* economic issues. EPA offers some nontraditional approaches to environmental programs to address both cleanup and redevelopment of brownfields. Communities across the country have successfully turned once desolate eyesores into ballparks, eco-industrial parks, shopping centers, manufacturing facilities, and other diverse assets.



Brownfields exist in urban, suburban and rural areas across West Virginia.

### WHAT TYPES OF ASSISTANCE CAN EPA PROVIDE? FUNDS FOR ENVIRONMENTAL ASSESSMENT ACTIVITIES —BROWNFIELDS ASSESSMENT PILOTS

Through the Brownfields Assessment Demonstration Pilot program, EPA awards up to \$200,000 to states, cities, towns and counties to fund pre-cleanup activities. This work can include the following:

- developing an inventory of brownfields properties
- environmental assessments
- cleanup planning and design
- studies regarding legal, fiscal, economic, and other issues as long as they are necessary to plan and direct an assessment or cleanup action

EPA considers this funding "seed money" to jumpstart redevelopment. To date, EPA has funded 307 of these pilots nationwide and expects to select up to 50 new pilots by June



Brownfields are abandoned, industrial areas that hinder redevelopment.

## WHAT IS THE BROWNFIELDS REDEVELOPMENT PROCESS?

### STEP 1

Experts determine if environmental contamination is present, collecting background information to learn about past practices and current conditions.

### STEP 2

If it is determined hazardous substances may exist, environmental sampling is conducted to identify pollutants and contamination levels.

### STEP 3

Once the nature and extent of contamination are known, cleanup and redevelopment plans can then be developed and ultimately implemented.

2000. Since EPA has met its commitment of awarding pilots to more than 300 communities nationwide, the focus will now be on awarding supplemental funding to existing pilots. EPA awarded a \$200,000 assessment pilot to Wilmington in 1997, and a supplemental award of \$200,000 in 1998.

## OTHER FUNDING FOR BROWNFIELDS ASSESSMENTS

Under the Targeted Brownfields Assessment program, EPA provides funding and/or technical assistance for environmental assessments at brownfields properties. EPA may use these funds for federal-lead site assessment activities, or for site assessments conducted by DNREC under existing cooperative agreements with EPA.

When EPA takes the lead for a targeted assessment—at no cost to the community—it determines the nature and extent of the contamination. The community receives a background report and the results of any sampling conducted during the assessment. Equipped with this valuable information, communities can formulate appropriate redevelopment plans which could include the creation of commercial, industrial, recreation, or conservation areas.

Delaware has received \$403,000 to date to conduct environmental assessments at brownfields properties, and may receive another \$400,000 this fiscal year. Region III supports funding brownfields assessments if the proposed development creates jobs, increases the tax base and improves the environment.

## FUNDS FOR CLEANING UP BROWNFIELDS

Through the Brownfields Cleanup Revolving Loan Fund (BCRLF) Pilot program, EPA awards up to \$500,000 to recipients of Brownfields assessment pilots. The purpose of the BCRLF pilots is to make loans to facilitate the cleanup and redevelopment of brownfields properties. A revolving loan fund charges interest on the loans, generally at a low rate, and 'revolves' as it uses loan repayments (principal, plus interest and fees) to make new loans for the same authorized

purposes. These funds are for cleanup activities only. To date, EPA has funded 68 BCRLF pilots nationwide and expects to select up to 30 new pilots by June 2000.

## FUNDS FOR WORKFORCE

### DEVELOPMENT AND JOB TRAINING

Through the Brownfields Job Training and Development Demonstration Pilot program, EPA awards up to \$200,000 to colleges, universities, community job training organizations, nonprofit training centers, states, counties, and municipalities. The job training pilots, each located within or near a Brownfields assessment pilot, are designed to train residents in communities impacted by brownfields. These skills can then be used for future employment in the environmental field, including cleanups employing an alternative or innovative technology. To date, EPA has funded 21 of these pilots nationwide and expects to select up to 16 new pilots by June 2000.

## VOLUNTARY CLEANUP PROGRAMS

A Voluntary Cleanup Program (VCP) encourages voluntary brownfields cleanups by assuring property owners that EPA will honor cleanup results that comply with the state's VCP requirements. In 1997, EPA and DNREC signed a VCP Memorandum of Agreement, which defines the roles of the state and EPA to promote cleanup and reuse of contaminated properties not on the NPL. Indicative of the progressive partnerships between EPA and Delaware, the state was second in Region III to sign this type of agreement with EPA, and only the 11<sup>th</sup> in the nation.

## TECHNICAL TOOLS AND ASSISTANCE

EPA provides expert advice on cost effective solutions and innovative technologies available for environmental assessment and cleanup.

## EPA PURSUES ITS REDEVELOPMENT GOALS BY FOCUSING ON THE 'FOUR P'S'

### PILOTS:

Involving local government and interested stakeholders in the process of accurately determining intended future use of properties;

### PARTNERSHIPS:

Coordinating EPA Region III's remedy selection by involving others with expertise and resources to support the reuse of sites once they've been cleaned up;

### POLICY REFINEMENTS:

Ensuring EPA staff and others have the tools necessary to evaluate reuse considerations into the Superfund response process.

### PROMOTION:

Ensuring redevelopment successes and creative ideas are effectively communicated.





Communities across the nation have successfully turned once desolate eyesores into ballparks, shopping centers, and green spaces.



Planting trees is a simple step in transforming brownfields into attractive green spaces.

## MANAGING LIABILITY RISKS

EPA works with states and localities to develop and issue guidance that will clarify the liability of prospective purchasers, lenders, property owners, and others regarding their association with and activities at a site.

## OTHER RESOURCES AND ASSISTANCE

Through the Brownfields Initiatives, communities can leverage public and private sources of capital and technical support that can ensure successful redevelopment. Check out the *Federal Partnership Resource Guide*, which identifies a myriad of federally-sponsored community development resources and how to access them. You can find this guide online at [www.epa.gov/reg3hwmd/brownfld/hmpage1.htm](http://www.epa.gov/reg3hwmd/brownfld/hmpage1.htm).

## BROWNFIELDS TAX INCENTIVE

Designed to spur redevelopment of brownfields properties, the Brownfields Tax Incentive means cleanup costs for properties in targeted areas can be fully deducted as business expenses in the year in which the costs are incurred or paid. The tax incentive applies to properties that meet certain land use, geographic, and contamination criteria. The \$1.5 billion Brownfields Tax Incentive is expected to leverage \$6 billion in private investment, and return an estimated 14,000 brownfields properties to productive use.